

ORDINANCE NO. 16-906-O

AN ORDINANCE FOR A ZONE CHANGE OF 5.40 ACRES FROM COMMERCIAL INTERCHANGE (CI) TO COMMERCIAL HIGHWAY (CH), FOR PROPERTY ALONG VALLEY VIEW ROAD, PREVIOUSLY OCCUPIED BY THE TALENT TRUCK STOP.

WHEREAS: The City Council finds that the applicant participated in a pre-application meeting, as required under TMC 8-3M.160 (A), on September 1, 2015 as evidenced in the record and on the land use application.

WHEREAS: The City Council finds the proposed zone change (zoning map amendment) is consistent with the City's Comprehensive Plan and identified Commercial designation.

WHEREAS: The City Council finds the proposed rezoning is consistent with the existing zoning in the area, making it possible for alternative commercial uses to be considered.

WHEREAS: The City Council finds that proposed rezoning application was duly noticed, including a noticed hearing by the Talent Planning Commission on December 17, 2015.

WHEREAS: The City Council finds that the Planning Commission recommended approval of the proposed zone change as shown in the Final Order dated December 21, 2015.

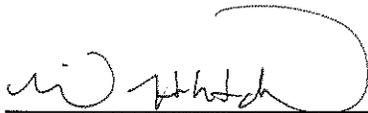
THE CITY OF TALENT ORDAINS AS FOLLOWS:

SECTION 1. REZONING: That the zoning designation of Tax Lot 200 and 201, Jackson County Map Number 381W-23D, as shown on the map labeled as Exhibit A, attached, be changed from Commercial Interchange (CI) to Commercial Highway (CH).

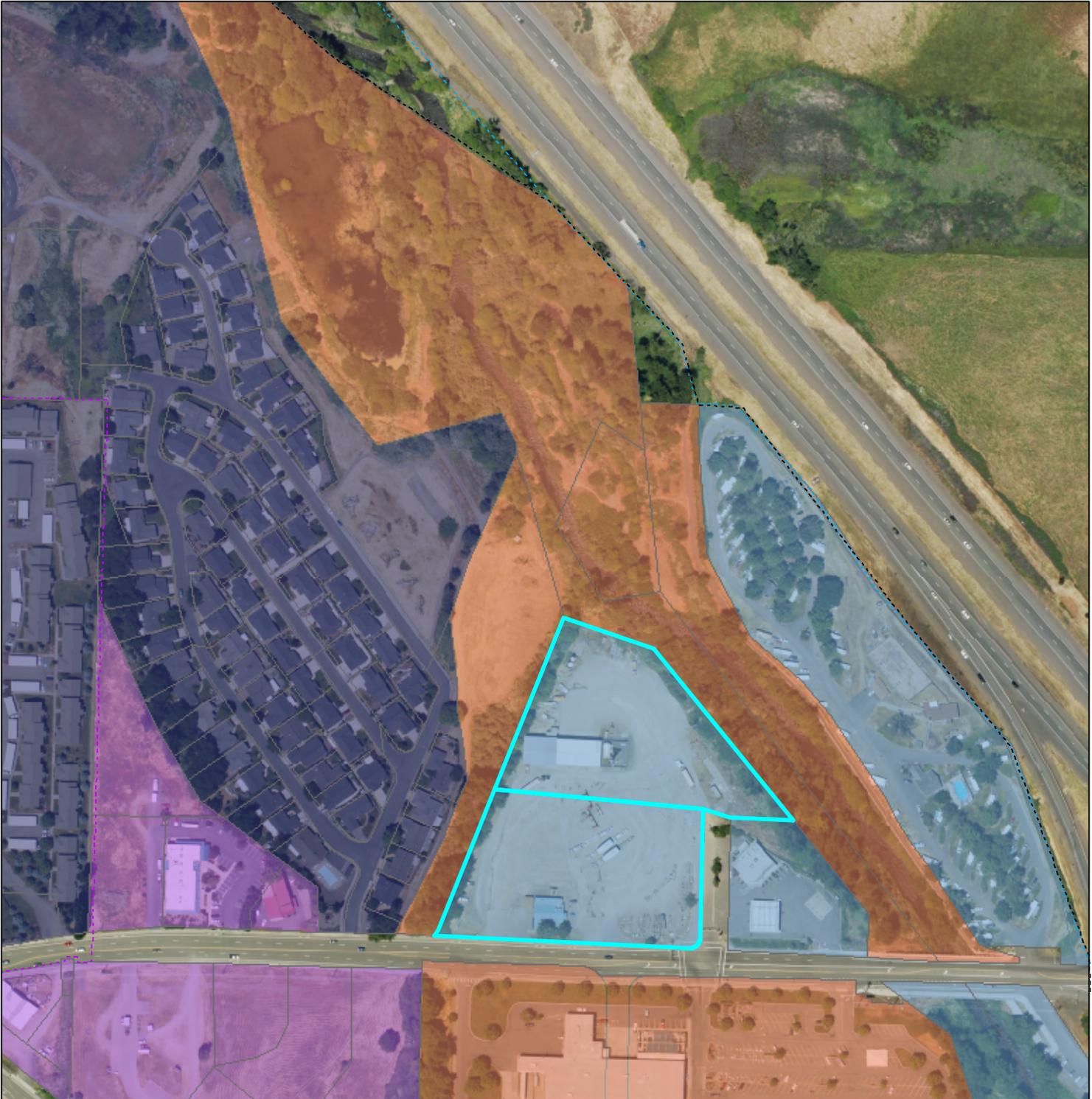
SECTION 2. That the proposed rezoning as described herein has been advertised and publically noticed in accordance with Section 8-3M. Article 1 of the Talent Zoning Code.

Duly enacted by the City Council in open session on January 20th, 2016 by the following vote:

AYES: 3 NAYS: 1 ABSTAIN: 0 ABSENT: 2



Melissa Huhtala, City Recorder and Custodian of City records



Current Zoning

38-1W-23D Tax Lots 200, 201

- UGB
- City Limits
- Talent Taxlots
- Highway Central Business District (CBH)
- Highway Commercial (CH)
- Interchange Commercial (CI)
- Multiple Family - High Density (RM-22)
- Single Family Manufactured Housing (RS-MH)

Mapping is schematic only and bears no warranty of accuracy. This product was created for informational purposes and may not have been prepared for or be suitable for legal, engineering, surveying, or property investment purposes. All zoning information should be confirmed by the City prior to use for such purposes.

Plotted: 12/9/15
By: Zac Moody





Proposed Zoning

38-1W-23D Tax Lots 200, 201

- UGB
- Highway Central Business District (CBH)
- Highway Commercial (CH)
- Interchange Commercial (CI)
- Multiple Family - High Density (RM-22)
- Single Family Manufactured Housing (RS-MH)
- City Limits
- Talent Taxlots



0 50 100 200
Feet

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